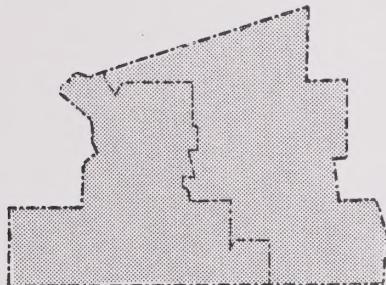


FINAL

Eastern Dublin General Plan Amendment



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Final

GENERAL PLAN AMENDMENT for Eastern Dublin

January 7, 1994

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Chapter 1: Introduction

1.1 Background and Rationale for General Plan Amendment

Dublin's current General Plan was adopted in 1985, and has undergone a number of amendments since that time. The General Plan includes site-specific policies for the central part of Dublin (the Primary Planning Area). However, the Planning Area for ultimate growth in Dublin also includes large areas to the east and west of the current built-up area of the City. These locations are called the Extended Planning Area.

At the time the General Plan was adopted, there were no proposals for development in the Extended Planning Area, and land was still available for additional growth in the Primary Planning Area. However, in recognition of future needs for expansion, the General Plan established basic policies for addressing future expansion into these areas. The Plan notes that, for the Extended Planning Area, "The location, extent, and density of residential development will be determined when municipal services can be provided and through General Plan refinement studies."¹ The General Plan also states that "many or most development proposals in the extended planning area will require a General Plan amendment."²

The current planning program in eastern Dublin is in keeping with the original direction provided by the General Plan. This related General Plan Amendment thus is a logical outgrowth of the City's earlier planning efforts.

1.2 The Planning Process for Eastern Dublin

Detailed planning efforts in eastern Dublin began in 1988, in response to proposals for development in that area. The City contracted with Wallace Roberts & Todd to prepare a general plan amendment, specific plan, and environmental impact report addressing the development potential for the area that lies east of Camp Parks, otherwise referred to as eastern Dublin. The planning for this area has involved an extensive process of data collection, environmental analysis, alternative land use formulation and evaluation, and plan development. Throughout the process the City Council, Planning Commission, planning area landowners, and the general public have been invited to comment on the direction of the planning process. The planning process will result in three (3) principal documents:

Eastern Dublin General Plan Amendment. The General Plan Amendment identifies those changes (additions, deletions, revisions, updates, etc.) in the General Plan that are necessary to make the proposed land use plan for eastern Dublin consistent with overall City planning policy, and to expand the City's Sphere of Influence eastward to include the Doolan Canyon area.

¹Dublin General Plan, page ii (Figure 2).

²Dublin General Plan, page 2.

Eastern Dublin Specific Plan. The Eastern Dublin Specific Plan includes detailed policies for development and conservation of land in eastern Dublin, including land use, circulation, infrastructure, financing, and other issues. The Specific Plan supplements the General Plan by providing a more detailed policy framework for development. The Specific Plan includes roughly the western half of the General Plan Amendment Area (i.e., primarily lands that are currently within the City's Sphere of Influence).

Eastern Dublin Environmental Impact Report (EIR). The EIR reviews the environmental effects of both the General Plan Amendment and the Specific Plan.

1.3 The Eastern Extended Planning Area

Figure 5 from the existing General Plan shows the location and extent of the Eastern Extended Planning Area. It is important to note that the focus of the General Plan Amendment has been on developing policies to accommodate development in the area east of Camp Parks. While the GPA does not propose any land use changes for the Parks Reserve Forces Training Area or the Santa Rita Rehabilitation Center, the policies and land use designations proposed in the GPA would, upon adoption, apply to all of the Eastern Extended Planning Area. In addition, the General Plan Amendment extends the planning area easterly of the area mapped in the 1985 General Plan. As shown in Figure 5, the General Plan Amendment area extends eastward to include all of the Doolan Canyon area, roughly 3,600 acres. Alameda County LAFCO has yet to decide whether the Doolan Canyon area will be included in the City of Dublin's Sphere of Influence. However, the City has included the area within its planning boundary as it bears a direct relationship to the rest of the GPA study area.

General characteristics of the Eastern Extended Planning area include the following:

Location. The General Plan Amendment Area extends from Camp Parks and the Santa Rita Rehabilitation Center east to the ridgeline between Doolan Road and Collier Canyon Road, and north from I-580 to the Alameda/Contra Costa County line.

Area. The General Plan Amendment Area includes 6,919.9 acres.

Existing Site Characteristics. The area is characterized by flat valley bottom lands along I-580, which rise as much as 600-900 feet to form a series of northwest-southeast trending ridgelines. The existing grasslands, which have been used primarily for cattle grazing and dry farming, are virtually treeless except along Tassajara Creek, and a short stretch along Cottonwood Creek. Both creeks flow north-south through the General Plan Amendment Area. A limited number of rural residences are located in the General Plan Amendment Area, primarily along Tassajara Road and Doolan Canyon Road. The largest area of development consists of the former Santa Rita Rehabilitation Center facilities and the former Naval Hospital located in the southwestern portion of the site.

Ownership Patterns. The General Plan Amendment Area consists of 66 parcels, most of which are relatively large. Five parcels are more than 500 acres in size. Over half the GPA Area is controlled by five owners. Eighteen of the parcels are 20 acres or less, and most of these have been created to accommodate single-family homes.

1.4 Policies for the Eastern Extended Planning Area

The General Plan has an established format where some policies apply throughout the entire Dublin Planning Area, while other policies are directed only to the Primary Planning Area or Extended Planning Area. This General Plan Amendment continues this selective policy approach.

This document is not intended to serve as a comprehensive general plan update for Dublin. Instead, the General Plan Amendment for Eastern Dublin provides necessary text and map revisions to establish consistency between the General Plan and the Eastern Dublin Specific Plan, and to update certain information in the General Plan.

1.5 How to Use This Document

Chapter 2 includes the actual text and figure revisions which constitute the Eastern Dublin General Plan Amendment. Typically, to provide context for the amendment, the entire section or subsection of the current General Plan is included. Changes to the existing General Plan have been marked as follows:

- Additions to the General Plan proposed in the Eastern Dublin GPA are noted in a shaded pattern (e.g., ~~change~~)
- Deletions are identified by a "strikeout", with a solid line through the text to be deleted.
- Material in brackets is explanatory information which is not part of the amendment.

The full text of the current General Plan is available for review at the Dublin Planning Department.

Chapter 2: General Plan Amendment for Eastern Dublin

[AMENDMENT 1.4: PRIMARY PLANNING AREA AND EXTENDED PLANNING AREA]

1.4 PRIMARY PLANNING AREA AND EXTENDED PLANNING AREA

The General Plan includes site-specific policies for the area within the 1982 City boundaries and for the developable land immediately to the west (the primary planning area).

The extended planning area has two components. The Eastern Extended Planning Area is located east of Dublin's built-up area while the Western Extended Planning Area is located along the north side of I-580, to the west of existing development in Dublin. It is essential that the City of Dublin has established guiding policies for the Eastern Extended Planning Area because it "bear(s) relation to its planning," regardless of when or whether portions are annexed to the City. With the city limits of San Ramon and Pleasanton to the north and south, the Extended Planning Area represents the City's only remaining options for significant future growth.

Eastern Extended Planning Area

~~Policies for the 15 square miles constituting the Extended Planning Area are conceptual because the information available on environmental constraints, means of providing services, and landowners' intentions is not sufficient to warrant adoption of more specific policies at this time. Text policies take precedence because mapped policies are in schematic form. Many or most development proposals in the Extended Planning Area will require a General Plan amendment, but if they are consistent with the text policies, the hearing process will focus mainly on the suitability of the specific site for the type and timing of development proposed.~~

The eastern planning area represents the largest remaining area available for future development in Dublin. The 6,900-acre area east of Camp Parks will permit the eventual expansion of urban development in order to accommodate the healthy growth of the community. Separated as it is from the main portion of Dublin by Camp Parks, the Eastern Extended Planning Area represents a unique opportunity and challenge to plan a distinctive, well-balanced community that complements the existing city. The extension of Dublin Boulevard will be the physical link that connects the eastern planning area with the rest of Dublin, but the variety of development projected for eastern Dublin is seen as an opportunity to enhance the residential, employment, retail, recreation, and cultural character of the entire city.

It is the intent of the City of Dublin to ensure the responsible and environmentally sensitive development of the eastern planning area from both a local and a regional perspective. On the local level, development will be required to respond to community needs for housing, employment, and leisure opportunities and to the natural constraints of the area. Visually sensitive ridgelines and biologically sensitive habitat areas will be protected and incorporated into an open space system that will preserve the key elements of the area's physical character. Development intensities will be higher in the more level areas in the valley, with lower densities in the hill areas. Hillside grading will be carefully regulated to discourage major alteration of distinctive hill forms. Commercial and employment-generating uses will be located near the freeway and transit lines to facilitate efficient transportation.

The City encourages a balance of employment and housing opportunities in the area in terms of both quantity and economic characteristics in order to reduce the import or export of labor that results in increased traffic congestion and air pollution. Development patterns will be encouraged that support the use of transit, both on a local and regional level.

The General Plan includes policies which are specifically geared to the unique qualities and opportunities of this section of the City. However, a Specific Plan(s) will be required before any development is approved in the Eastern Extended Planning Area. The Specific Plan(s) shall include policies and action programs which further the goals and policies of the General Plan and are designed specifically for the eastern Dublin area.

[AMENDMENT 1.8.1: LAND USE CLASSIFICATION.]**Primary Planning Area****Residential**

Residential: Single-family (0.9 to 6.0 units per gross residential acre). This classification primarily accommodates detached and zero lot line (no side yard) units in the Eastern Extended Planning Area. Second attached or detached units on individual parcels are also included under the provisions of the Housing Element and the Eastern Dublin Specific Plan. are within this density range. Assumed household size is 3.2 persons per unit. Examples are recent subdivisions in Dublin's western foothills at about 2.0 units per acre and Ponderosa Village at 5.8 units per acre.

Residential: Medium Density (6.1 to 14.0 units per gross residential acre). The range allows detached, zero-lot line, duplex, townhouse, and garden apartment development suitable for family living. Except where mixed dwelling types are designated, unit types and densities may be similar or varied. Where the plan requires mixed dwelling types, listed policies specific to the site govern the location and distribution of dwelling types. Assumed household size is two persons per unit. Recently reviewed projects in the medium density range include Parkway Terrace (7.8) and Amador Lakes west of the Dougherty Hills (13.4).

Residential: Medium-High Density (14.1 to 25.0 units per gross residential acre). Units in this density range will all be attached. Development prototypes can include duplexes, tri-plexes, quadplexes, townhouses, flats, and garden apartments, and can be either rental or for sale units. Projects at the upper end of this range may normally require some under-structure parking and may have three or more living levels in order to meet zoning ordinance open space requirements. Assumed household size is two persons per unit. Examples of medium-high density projects include The Springs (17.8) and Greenwood Apartments (19.8)

[No changes are proposed to the non-residential classifications.]

Eastern Extended Planning Area**Residential and Open Space**

See General Plan Map and Sections 2.1.4, 3.1, 3.2, and 3.3 Residential designations for the Single Family, Medium Density, and Medium-High Density categories in the Primary Planning Area are applicable in the Eastern Extended Planning Area. The following additional residential designations have been developed to respond specifically to conditions in the Eastern Extended Planning Area.

Residential: Rural Residential/Agriculture (1 unit per 100 gross residential acres). Accommodates agricultural activities and other open space uses, such as range and watershed management, consistent with the site conditions and plan policies. This classification includes privately held lands, as well as public ownerships not otherwise designated in the plan for Parks, Open Space, or Public/Semi-public uses. Assumed household size is 3.2 persons per unit.

Residential: High Density (25.1 units or more per gross residential acre). Projects in this category are intended for downtown and urban core areas. Projects within this density range must meet the majority of their parking requirements with under-structure parking. With careful design, densities of up to 80 units per acre can be achieved without exceeding four stories in height. Assumed household size is 2.0 persons per unit.

Commercial/Industrial

General Commercial (.20 to .60 Floor Area Ratio). This designation accommodates a range of regional- and community-serving retail, service, and office uses. Uses anticipated in this designation include, but are not limited to: retail uses, including major community-serving uses (e.g., supermarkets, drug stores, hardware stores, apparel stores, etc.) and regionally-oriented retail uses (e.g., high-volume retail uses such as discount centers, promotional centers, home improvement centers, furniture outlets, and auto malls); all office uses; hotels; banks; service uses; and restaurants and other eating and drinking establishments. Mixed use projects incorporating retail, service, and/or office uses are encouraged, with residential uses also allowed as part of the mix when location and design ensure compatibility.

Neighborhood Commercial (.25 to .60 Floor Area Ratio). This designation provides for the creation of community- and neighborhood-oriented commercial centers that serve the retail, service, and entertainment needs of the community. Uses anticipated within this designation include, but are not limited to: office uses which provide neighborhood and citywide services such as real estate, accounting, legal, etc.; local-serving commercial services such as laundries, dry cleaners, beauty salons, finance, video rentals, etc.; all local and community serving retail (but not regionally-oriented, high volume retail sales establishments); restaurants and bars; hotels and bed-and-breakfast inns which are consistent with the scale and character of the commercial street; and entertainment and cultural facilities. Mixed-use projects incorporating combinations of commercial, service, office, and/or residential uses are strongly encouraged.

Campus Office (.25 to .80 Floor Area Ratio, see text below for FAR near BART). This designation is intended to provide an attractive, campus-like setting for office and other non-retail commercial uses that do not generate nuisances related to emissions, noise, odors, or glare. Anticipated uses include, but are not limited to the following: professional and administrative offices; administrative headquarters; research and development; business and commercial services, and limited light manufacturing, assembly and distribution activities. Ancillary uses which provide services to businesses and employees in the Campus Office area are permitted. These uses include restaurants, gas stations, convenience shopping, copying services, branch banks, and other such services. Under special circumstances (e.g., where a mixed-use development would decrease potential peak-hour traffic generation, meet a specific housing need, encourage pedestrian access to employment and shopping, or create an attractive, socially-interactive neighborhood environment), residential uses may be permitted as part of a masterplanned mixed use development. In such developments, the residential component would not be permitted to occupy more than 50% of the developed area.

A floor area ratio of up to 1.2 may be granted for land adjacent to the Eastern Dublin BART station at the discretion of the City Council.

Note: There are two areas indicated on the land use map that could develop with either general commercial or campus office uses. This flexibility has been provided in these key areas to

respond to changing market conditions that may occur in the future. The shift from campus office (the underlying land use designation) to general commercial would only be permitted if the established traffic levels of service are not exceeded. Appropriate traffic studies may need to be conducted in order for the City to make the proper determination regarding traffic levels of service.

Industrial Park (.35 Maximum Floor Area Ratio. See text below for exceptions). This designation accommodates a wide variety of minimum-impact, light industrial uses. Uses anticipated within this designation include, but are not limited to the following: manufacturing, processing, assembly, fabrication, research and development, printing, warehouse and distribution, wholesale and heavy commercial uses, provided the activities do not have significant external effects in the form of noise, dust, glare, or odor. Uses requiring outdoor storage and service yards are permitted in this designation as long as they do not have adverse effects on surrounding uses. Residential uses are not permitted within this designation. Warehousing uses may go as high as 0.50 FAR at the discretion of the City Council.

Public/Semi-Public/ Open Space

Public/Semi-Public Facilities (.50 Maximum Floor Area Ratio). This designation identifies areas where governmental or institutional type uses are anticipated. Such uses include public buildings such as schools; libraries; city office buildings; State, County and other public agency facilities; post offices; fire stations; and utilities. Semi-public uses such as churches, theaters, community centers, and hospitals are also permitted in this designation. Parks are not included under this designation. The designation generally applies to parcels of land owned by a public entity or governmental agency.

Parks/Public Recreation. Publicly-owned parks and recreation facilities.

Open Space. Open space lands are those areas shown as open space on the land use map (Figure 2B) and other areas dedicated to the City as open space on subdivision maps. The intent of this designation is to ensure the protection of those areas with special significance such as areas with slopes over 30 percent; stream and drainageway protection corridors; woodlands; and visually-sensitive ridgelines. The City may allow only open space uses on this land. Equestrian, riding, and hiking trails will be encouraged. Other types of recreational uses, agriculture and grazing may be permitted where appropriate.

Business Park/Industrial: Low Coverage. This classification is intended to provide a campus-like setting with open plazas and landscaped pedestrian amenities for the uses described in the Business Park/Industrial classification for the Primary Planning Area and to allow retail uses to serve businesses and residents. Maximum floor area ratio (building floor area as percent of lot area) to be determined by zoning regulations should be between .25 and .37.

See General Plan Map and Section 2.3.4.

Business Park/Industrial. Same as in Primary Planning Area.

Public Lands

Large holdings such as Parks RFTA, Santa Rita, and Tassajara Creek Regional Park.

[AMENDMENT 2.0: LAND USE ELEMENT]

2.0 LAND USE AND CIRCULATION SECTION: LAND USE ELEMENT

The Land Use Element contains policies for the location and intensity of residential, commercial, and industrial land uses. Policies relating specifically to open space, parks and schools appear under those headings.

Because ~~90 percent of~~ most of the primary planning area has been developed since 1960 or has development approvals; therefore, the Land Use Element focuses on the remaining uncommitted sites and on the potential for more intensive use of partially developed sites. Land use changes in the extended planning area will be more dramatic, but urban development there is likely to occur mainly after the mid-1990's.

The primary planning area is expected to be built-out within ten years, adding 3,500 housing units, 8,400 residents, and 2,400 jobs to the 1983 totals. Except for downtown intensification, the General Plan does not envision highly visible changes in ~~Dublin~~ the primary planning area, but it does provide for more than a 60 percent gain in population. Housing unit and population projections for the primary and extended planning areas are presented in the tables on the following page.

Eastern Dublin Extended Planning Area

Figure 2B illustrates generalized land uses and circulation for the Eastern Extended Planning Area that lies east of Camp Parks. This area includes approximately 6,900 acres. The Eastern Extended Planning Area is projected to build out over the next 30-40 years, adding roughly 13,930 new housing units to the City. Buildout is projected to increase the City's population by approximately 32,500 people and add 28,100 new jobs. The Future Study Area designation on the General Plan map is an indication of the City of Dublin's interest in the area and the need for additional studies of environmental constraints, future land uses, infrastructure, and other issues. No land use determinations would be made in this designation until more information is available to determine the most suitable type of development or preservation for the area.

Table 2A summarizes land use characteristics for the Eastern Extended Planning Area east of Camp Parks. As shown in the table, residential land uses will predominate in terms of acreage. However, the very low density Rural Residential/Agriculture designation, which comprises over half of the residential acreage, will remain primarily as open space. A much wider variety of housing opportunities, in terms of densities, will be provided in the Eastern Extended Planning Area than are currently available in the City, although the majority of the housing units will remain single family in character. A broad range of non-residential uses, including retail commercial, service commercial, office, and industrial uses, are proposed for the Eastern Extended Planning Area in order to provide for the employment, service and shopping needs of the community. Major parks are designated in the area to meet the needs of the Eastern Extended Planning Area, and be available to the entire city.

The Plan allows some low and medium density residential uses within the Livermore Airport Protection Area (APA) if, at the time of rezoning, the residential designations are not inconsistent with the APA. If, at the time of rezoning, the residential designations are

inconsistent with the APA, the residential designations will convert to Future Study Area with an underlying Rural Residential/Agriculture designation.

**Table 2A: LAND USE SUMMARY
EASTERN DUBLIN GENERAL PLAN AMENDMENT AREA**

Classification	Acres	Intensity*	Units	Factor	Yield
RESIDENTIAL		Du's/acre	Du's	Persons/du	Population
High Density	69.9	35	2,447	2.0	4,894
Medium-High Density	134.0	20	2,680	2.0	5,360
Medium-Density	486.3	10	4,863	2.0	9,726
Single Family	977.0	4	3,908	3.2	12,505
Rural Residential/Agriculture	842.5	.01	8	3.2	25
TOTAL:	2,509.7		13,906		32,510
COMMERCIAL		Floor Area Ratio (Gross)	Square Feet (millions)	Sq. Ft/Employee	Jobs
General Commercial	289.3	.35/.25	3.435	510	6,735
Neighborhood Commercial	69.7	.35/.30	.980	490	2,000
Campus Office	216.9	.75/.35	3.952	260	15,200
Industrial Park	125.8	.25	1.370	590	2,322
TOTAL:	701.7		9.737		26,257
PARKS AND PUBLIC RECREATION					
City Park	56.3		1 park		
Community Park	126.7		2 parks		
Neighborhood Park	62.2		10 parks		
Neighborhood Square	13.3		7 parks		
TOTAL:	258.5		20 parks		
OPEN SPACE	437.7		--		
PUBLIC/SEMI-PUBLIC					
Public/Semi-Public	98.6	.25	1.074	590	1,820
Schools					
Elementary School	74.1		7 schools**		
Junior High School	40.4		2 schools**		
High School	55.3		1 school		
Subtotal:	169.8		10 schools		
TOTAL:	268.4				
FUTURE STUDY AREA	2,743.9				
GRAND TOTAL:	6,919.9				

*Numbers represent a mid-range considered reasonable given the permitted density range.

**Partial school sites represent sites that lie partially outside the Specific Plan area, but within the Eastern Dublin General Plan Amendment area.

[AMENDMENT 2.1.4: RESIDENTIAL LAND USE]

2.1.4 Extended Planning Area

Eastern Extended Planning Area

Guiding Policy

A. Consider residential development proposals (including support facilities such as neighborhood shopping centers, schools and parks) on moderate slopes, with multi-family densities typically considered on flatter land and next to business park areas. Encourage the development of a balanced mixed use community in the Eastern Extended Planning Area, that is well integrated with both natural and urban systems, and provides a safe, comfortable and attractive environment for living and working.

Many Some potential sites are under Williamson Act contract requiring open space use for at least 10 years.

Implementing Policies

B. The location, extent and density of residential development in the Eastern Extended Planning Area is set forth in the General Plan Land Use Map in Figure 2B. For the western half of the area, the Eastern Dublin Specific Plan sets forth more detailed policy direction, infrastructure requirements, and development guidelines. A Specific Plan(s) will be required for the remainder of the extended planning area to provide similar direction for its ultimate development. will be determined when municipal services can be provided and through General Plan Refinement studies.

C. Approval of residential development in the Eastern Extended Planning Area will require determination that:

- Utilities and public safety services will be provided at urban standards without financial burden to Dublin residents and businesses outside the Eastern Extended Planning Area.
- Proposed site grading and means of access will not disfigure the ridgelands.
- Timing of development will not result in premature termination of viable agricultural operations on adjoining lands.
- The fiscal impact of new residential development in the Eastern Extended Planning Area supports itself and does not draw upon and dilute the fiscal base of the remainder of the city.
- The proposed project is consistent with all applicable General Plan and Specific Plan policies.

[AMENDMENT 2.2.4: COMMERCIAL AND INDUSTRIAL LAND USE]

2.2.4 Business Parks Eastern Extended Planning Area

Guiding Policy

A. Encourage the development of a full range of commercial and employment-generating uses in the Eastern Extended Planning Area that will meet the needs of the City and the surrounding Tri-Valley area. Consider providing space for new businesses and for expansion of existing Dublin firms.

Implementing Policy

B. Designate a 600 acre business park on Santa Rita Rehabilitation Center property in accord with Alameda County's long-term plans for site use, with the 200+ acre portion fronting I-580 to be business park/industrial low coverage. Require developers to remain within the amount and distribution of commercial and employment-generating land uses depicted in the General Plan Land Use Map (see Figure 2B) in order to maintain a reasonable balance between jobs and housing opportunities.

C. Consider sites for business parks east of Parks RFTA. Retail uses to serve nearby businesses and residences will be determined by General Plan refinement studies prepared in cooperation with property owners. All non-residential development must be consistent with the policies and guidelines set forth in applicable Specific Plans.

D. Prior to planning and/or building permit approval of more than 9,000 (22%) of the potential jobs in the Extended Planning Area, one or more Specific Area Plans shall be developed to designate sufficient land for housing in reasonable relationship to existing jobs and jobs being proposed; and to demonstrate how needed municipal services will be provided.

[AMENDMENT 3.1: OPEN SPACE FOR PRESERVATION OF NATURAL RESOURCES AND FOR PUBLIC HEALTH AND SAFETY]

3.1 OPEN SPACE FOR PRESERVATION OF NATURAL RESOURCES AND FOR PUBLIC HEALTH AND SAFETY

Open space areas should be preserved for the protection of public health and safety, the provision of recreational opportunities, and the production of natural resources. Methods of preserving open space should be explored, including fee purchase, conservation and scenic easements, transfer of development rights, and special district financing.

Primary Planning Area and Eastern Extended Planning Area

Guiding Policies - Primary Planning Area/Eastern Extended Planning Area

- A. Preservation of ~~Preserve~~ oak woodlands, riparian vegetation, and natural creeks as open space for their natural resource value is of the highest importance. Limited modifications may be permitted on a case-by-case basis with adequate mitigation to replace disturbed resources.
- B. Generally, ~~m~~aintain slopes predominantly over thirty percent (disregarding minor surface ~~humps or hollows~~) as permanent open space for public health and safety. Consider development in areas with slopes over 30 percent only if the area to be developed: 1) is less than three acres in size; 2) is less than 20 percent of a large developable area; and 3) is surrounded by slopes less than 30 percent.

Implementing Policy - Primary Planning Area/Eastern Extended Planning Area

- C. Continue requiring reservation of steep slopes and ridges as open space as a condition of subdivision map approval.
- D. Encourage an efficient and higher intensity use of the flat and gently sloping portions of the planning area as a means of minimizing grading requirements and potential impacts to environmental and aesthetic resources.

[AMENDMENT 3.2: AGRICULTURAL OPEN SPACE]

3.2 AGRICULTURAL OPEN SPACE

Eastern Extended Planning Area

Excluding parcels fronting on I-580, ~~about 90 percent of the extended planning area~~ much of the Eastern Extended Planning Area is under Williamson Act Contract (Government Code Section 51200, et seq.), and Alameda County zoning sets minimum parcel size at 100 acres. Under the Williamson Act, property taxes are based on the agricultural value of land rather than its market value. The contract automatically renews each year for the new 10-year period unless the owner or the County gives notice of non-renewal.

Guiding Policy - Eastern Extended Planning Area

A. ~~Maintain~~ Lands currently in the Williamson Act agricultural preserve can remain as rangeland as long as the landowner(s) wish to pursue agricultural activities. The City does not support the cancellation of Williamson Act contracts, unless some compelling public interest would be served.

The urban land use designations in the General Plan Land Use Map illustrate ultimate (i.e., long-term) urban development potential, and do not represent a call for the cessation of agricultural activities. To pursue development of their property, any development proposal must be consistent with the General Plan and applicable specific plan policies for the site. A development application cannot be approved until a property owner has notified the applicable agency of the intent to cancel, or not renew, any prevailing Williamson Act contract on the subject property, provided that specific proposals for conversion to urban use consistent with the General Plan may be considered not sooner than two years prior to contract expiration.

Implementing Policy - Eastern Extended Planning Area

B. Approval of development of agricultural land not under contract shall require findings that the land is suitable for the intended use and will have adequate urban services and that conversion to urban use will not have significant adverse effects on adjoining lands remaining under contract.

**[AMENDMENT 3.3: OPEN SPACE FOR OUTDOOR RECREATION.
No change to introductory paragraph]**

Guiding Policies

- A. Expand park area throughout the primary and extended planning areas to serve new development.
- B. Maintain and improve outdoor facilities in conformance with the recommendations of the City's Parks and Recreation Master Plan, at existing schools and at DSRSD recreation sites.

Implementing Policy

- C. ~~Acquire three five acre neighborhood parks:~~
 - ~~- East of Dougherty Hills as land is subdivided.~~
 - ~~- On Fallon School site (enlarging Kolb Park) when the site is sold by Murray School District.~~
 - ~~- On Dolan School site when the site is sold by Murray School District.~~
- D. ~~Work with DSRSD and Murray School District to enhance DSRSD and School District park and recreation facilities. Acquire and improve parklands in conformance with the priorities and phasing recommended in the City's Parks and Recreation Master Plan.~~

Guiding Policy

- D. Restrict structures on the hillsides that appear to project above major ridgelines.

The present undisturbed natural ridgelines as seen from the primary planning area and key travel corridors are an essential component of Dublin's appearance as a freestanding city ringed by open hills.

Implementing Policy

- E. Use subdivision design and site design review process to preserve or enhance the ridgelines that form the skyline as viewed from freeways (I-580 or I-680) or major arterial streets (Dublin Blvd., Amador Valley Blvd., San Ramon Road, Village Parkway, Dougherty Road, Tassajara Road, Doolan Canyon Road, and the future Fallon Road extension).

Guiding Policies - Eastern Extended Planning Area

- F. Provide active parks and facilities which are adequate to meet citywide needs for open space, cultural, and sports facilities, as well as the local needs of the Eastern Extended Planning Area.

- G. Establish a trail system with connections to planned regional and sub-regional systems, including north-south corridors such as EBRPD's proposed trail along Tassajara Creek north to Mt. Diablo State Park.
- H. Using the natural stream corridors and major ridgelines, establish a comprehensive, integrated trail network within the planning area that permits safe and convenient pedestrian and bicycle access within urban areas and between urban areas and open space areas.

Implementing Policy - Eastern Extended Planning Area

- I. Work with LARPD to revise jurisdictional lines so that City of Dublin departments have jurisdiction over all parkland within the Dublin Sphere of Influence.
- J. Require land dedication and improvements for the 25 parks designated in the General Plan for the Eastern Extended Planning Area. Collect in-lieu park fees as required by City standards.
- K. Require land dedication and improvements for trails along designated stream corridors.
- L. Require land dedication and/or public easement for ridgeline trail.
- M. Confer with EBRPD regarding the potential for the District assuming responsibility for the design, construction, and maintenance of the Tassajara Creek trail corridor and parkway.

[AMENDMENT 4.1, PUBLIC SCHOOLS. Add the following at end of section]

Eastern Extended Planning Area - Additional Policies

Guiding Policy

- E. Provide new elementary, middle, and high schools as needed to serve the future population of the extended planning area.
- F. Schools located within the city should be operated by the Dublin Unified School District.

Implementing Policy

- G. Require provision of school sites through dedication and/or developer fees. Establish appropriate mechanism for funding development of school facilities.
- H. Work with the Livermore Joint Unified School District to revise jurisdictional boundaries to best serve the needs of Dublin students.

[AMENDMENT 5.1: TRAFFICWAYS. Insert revisions to existing text on page 19 of the General Plan]

Implementing Policies

E. Develop a plan line for a six-lane divided extension of Dublin Boulevard from Dougherty Road to Parks RFTA boundary east through Parks RFTA and the Eastern Extended Planning Area to connect with the North Canyons Parkway in the City of Livermore.

In the near term, ~~t~~This route will be the only non-freeway connection between the present city and new residential and business park development east of Parks RFTA.

F. Connect existing cul-de-sac streets near proposed Western Dublin BART station south of Dublin Boulevard.

The proposed new street parallel to Dublin Boulevard is needed to serve intensive development of a 100-acre commercial area and to distribute BART station traffic to three Dublin Boulevard intersections.

[AMENDMENT 5.1: TRAFFICWAYS (Continued). Add the following at end of section 5.1]

Eastern Extended Planning Area - Additional Policies

Substantial urban development is projected for the Eastern Extended Planning Area. The roadway system has been designed to accommodate traffic at buildout of the area according to the land use distribution and densities shown in the General Plan Land Use Map (Figure 2B). The system is structured around the existing north-south roads and freeway interchanges (Hacienda Drive, Tassajara Road, and Fallon Road) and the extension of existing east-west roadways such as Dublin Boulevard and Gleason Drive. The roadway system also incorporates an east-west "transit spine" that extends the length of the planning area and connects the most intensively developed areas with the future Eastern Dublin BART station.

Guiding Policy

L. Provide an integrated multi-modal circulation system that provides efficient vehicular circulation while encouraging pedestrian, bicycle, transit, and other non-automobile-oriented transportation alternatives.

Implementing Policy

M. Provide continuity with existing streets, include sufficient capacity for projected traffic, and allow convenient access to planned land uses.

N. Require the following major circulation improvements in the Eastern Extended Planning Area:

- Extension of Dublin Boulevard from Dougherty Road to North Canyons Parkway
- Extension of Fallon Road north to connect to Tassajara Road
- Extension of Gleason Drive east to Fallon Road
- Widen Interstate 580 to ten total lanes (8 through lanes and 2 auxiliary lanes) between Tassajara Road and Airway Boulevard
- Upgrade the Fallon Road interchange to the same standards as the Dougherty Road and Hacienda Drive interchanges (i.e., 3 through lanes in each direction across the overpass and a partial cloverleaf ramp system)
- Provide local and collector streets for internal access to development areas throughout the planning area

O. Provide potential for additional future roadway connections linking existing Dublin to the Eastern Extended Planning Area.

Street layout in the Eastern Extended Planning Area should facilitate future connection through Parks RFTA to existing streets in Dublin, if and when the opportunity becomes available. Refer to applicable Specific Plans for policies, development standards, and more detailed discussion of the circulation system in the Eastern Extended Planning Area.

[AMENDMENT 5.2: TRANSIT. Insert the following at the end of the section.]

Guiding Policy - Eastern Extended Planning Area

E. Support the development of a community that facilitates and encourages the use of local and regional transit systems.

Implementing Policy - Eastern Extended Planning Area

F. Encourage higher densities and mixed use developments near major transit lines and transit transfer points as a means of encouraging the use of public transit. This type of transit-oriented development is especially encouraged along the "transit spine" and near the Eastern Dublin BART station.

G. Capitalize on opportunities to connect into and enhance ridership on regional transit systems including BART, LAVTA, and any future light rail systems.

[AMENDMENT 5.6: SCENIC HIGHWAYS]

SCENIC HIGHWAYS

I-580, I-680, San Ramon Road, and Dougherty Road were designated scenic routes by Alameda County in 1966. These are the routes from which people traveling through Dublin gain their impression of the city; so it is important that the quality of views be protected.

In the Eastern Extended Planning Area, Tassajara Road and Doolan Road are designated as scenic corridors by Alameda County. It is the City's intention that Fallon Road will also be designated as a scenic route once it is extended north to connect with Tassajara Road.

Guiding Policy

A. Incorporate previously County-designated scenic routes, and the proposed Fallon Road extension, in the General Plan as adopted City-designated scenic routes, and work to enhance a positive image of Dublin as seen by through travelers.

Implementing Policy

B. Exercise design review of all projects ~~within 500 feet of a scenic route and visible from it a designated scenic route~~.

[AMENDMENT 7.0: CONSERVATION ELEMENT]

7.0 ENVIRONMENTAL RESOURCES MANAGEMENT SECTION: CONSERVATION ELEMENT

Air quality and wastewater disposal have been the Tri-Valley's most difficult conservation issues affecting urban growth, even with construction of the Livermore Amador Valley Wastewater Management Association (LAVWMA) pipeline, and significantly improved air quality. The extent of anticipated development now draws greater attention to other conservation issues – conversion of agricultural land to urban uses; loss of open space; hazards posed by development in steep and landslide-prone areas; increased runoff; and erosion and stream siltation. Additionally, the prospect of renewed or intensified air quality and sewage disposal problems accompanies plans approved or under consideration that would result in up to 200,000 jobs in the Tri-Valley.

Open space resources are discussed in the open space element; the seismic safety and safety elements consider natural hazards. This section and its counterpart in the Technical Supplement consider hydrology, habitats, agricultural open space, air, soil resources, and archaeological and historic resources.

The planning area includes three zones that are distinct in terms of topography, vegetation, and soils. The urban area within the city's borders and the undeveloped area just north of I-580 east of Tassajara Road form part of the flat valley floor. The land east of Parks RFTA and Santa Rita and south of the county line consists of grassy rolling hills with occasional steep slopes, and the westernmost part of the planning area is composed of ridgeland covered primarily by grasslands with oak and woodlands on steep slopes and in winding canyons. (These zones are referred to below as the valley, eastern hills, and western hills portions of the planning area, respectively.)

The western hills form part of the ridgeland extending from Contra Costa to Santa Clara counties, established as an area of regional significance by a 1980 National Parks Service study. The ridgeland have been the subject of preservation efforts over the years, and also have been protected by the difficulty of development on the steep slopes and ridges. The ridgeland of the western hills are characterized by good quality grazing land and woodland and forest habitats with high natural resource values. Perhaps most important, the western hills form part of a greenbelt that rings the Bay Plain, preventing continuous urban spread.

Eastern Extended Planning Area

The eastern hills are not as valuable as the western hills in terms of habitat resources. Productive agricultural soils are likewise limited; the Eastern Extended Planning Area does not include prime agricultural land or farmlands of Statewide importance. At best, the forage produced in the planning area is of some local importance, but do include grazing and hay-growing land of unusual high quality. Throughout the northern, central, and eastern portions of the Eastern Extended Planning Area, much of the land is under Williamson Act contracts that prohibit development for a minimum of ten years while providing tax advantages to landowners. In recent years, a number of landowners have not renewed their contracts, which means that substantial area will be available for development in less than 10 years.

[AMENDMENT 7.1: RIPARIAN VEGETATION]

7.1 RIPARIAN VEGETATION

Guiding Policies - Primary Planning Area and Eastern Extended Planning Area

- A. Protect riparian vegetation as a protective buffer for stream quality and for its value as a habitat and aesthetic resource.
- B. Promote access to stream corridors for passive recreational use and to allow stream maintenance and improvements as necessary, while respecting the privacy of owners of property abutting stream corridors.

Implementing Policies - Primary Planning Area and Eastern Extended Planning Area

- C. Enforce watercourse ordinance in developed areas of city.
- D. Require open stream corridors of adequate width to protect all riparian vegetation, improve access, and prevent flooding caused by blockage of streams.
- E. Require revegetation of creek banks with species characteristic of local riparian vegetation, where construction requires creekbank alteration.

[AMENDMENT 7.2: EROSION AND SILTATION CONTROL]

7.2 EROSION AND SILTATION CONTROL

Guiding Policies - Primary Planning Area and Eastern Extended Planning Area

- A. Maintain natural hydrologic systems.
- B. Regulate grading and development on steep slopes.

Implementing Policies - Primary Planning Area and Eastern Extended Planning Area

- C. Enact and enforce erosion and sedimentation ordinance establishing performance standards in relation to maintenance of water quality and protection of stream courses.
- D. Enact ordinance requiring on-site runoff control.
- E. Review development proposals to insure site design that minimizes soil erosion and volume and velocity of surface runoff.
- F. Restrict development on slopes of over 30 percent.

[AMENDMENT 7.3: OAK WOODLANDS]

7.3 OAK WOODLANDS

Guiding Policy - Primary Planning Area and Eastern Extended Planning Area

A. Protect oak woodlands.

Implementing Policy - Primary Planning Area and Eastern Extended Planning Area

B. Require preservation of oak woodlands. Where woodlands occupy slopes that otherwise could be graded and developed, permit allowable density to be transferred to another part of the site. Removal of an individual oak tree may be considered through the project review process.

C. Develop a heritage tree ordinance.

[AMENDMENT 7.6: ARCHAEOLOGIC AND HISTORIC RESOURCES]

Guiding Policy

A. Preserve Dublin's historic structures

Seven sites in Dublin or near the Dublin Planning Area are listed in the California Historic Resources Archaeological Inventory, Northwest Information Center, at Sonoma State University including the church and school on the grounds of the heritage park. As many as a dozen potentially significant historic and prehistoric sites have been identified in the Eastern Extended Planning Area.

B. Follow state regulations—Public Resources Code Sections 21083.2(c) and (d)—regarding discovery of archaeological sites, and Historic Resources, as defined in Section 5020.1 of the Public Resources Code.

[AMENDMENT 7.7: OPEN SPACE MAINTENANCE/MANAGEMENT]

7.7 OPEN SPACE MAINTENANCE/MANAGEMENT

Guiding Policy

A. Require open space management and maintenance programs for open space areas established through subdivisions and Planned Development districts. Programs should include standards to ensure control of potential hazards; appropriate setbacks; and management of the open space so that it produces a positive and pleasing visual image.

Implementing Policies

B. Require that land designated as open space through development approval be permanently restricted to open space use by recorded map or deed.

C. Require revegetation of cut and fill slopes.

D. Require use of native trees, shrubs and grasses with low maintenance costs in revegetation of cut and fill slopes.

E. Access roads (including emergency access roads), arterial streets and collector streets that must pass through open space areas shall be designed to minimize grading to the maximum extent possible so as not to damage the ecological and/or aesthetic value and characteristics of the open space area. (See also **Supplementary Implementing Policy H** below)

F. Prohibit development within designated open space areas except that designed to enhance public safety and the environmental setting.

G. Promote inclusion of hiking, bicycling, and/or equestrian trails within designated open space areas.

Supplementary Implementing Policy - Eastern Extended Planning Area

H. Due to difficult terrain, some damage to ecological and aesthetic values may result from construction of streets and emergency access roads in the Eastern Extended Planning Area. These roads shall be designed to incorporate feasible measures which minimize adverse effects on visual and biological resources.

[AMENDMENT 8.2.3: FLOODING]

8.2.3 Flooding

Heavy storms in early 1983 carried debris down from the western hills blocking drains and causing flooding of backyards and several homes in the Silvergate area.

Guiding Policy

A. Regulate development in hill areas to minimize runoff by preserving woodlands and riparian vegetation. Retain creek channels with ample right-of-way for maintenance and for maximum anticipated flow.

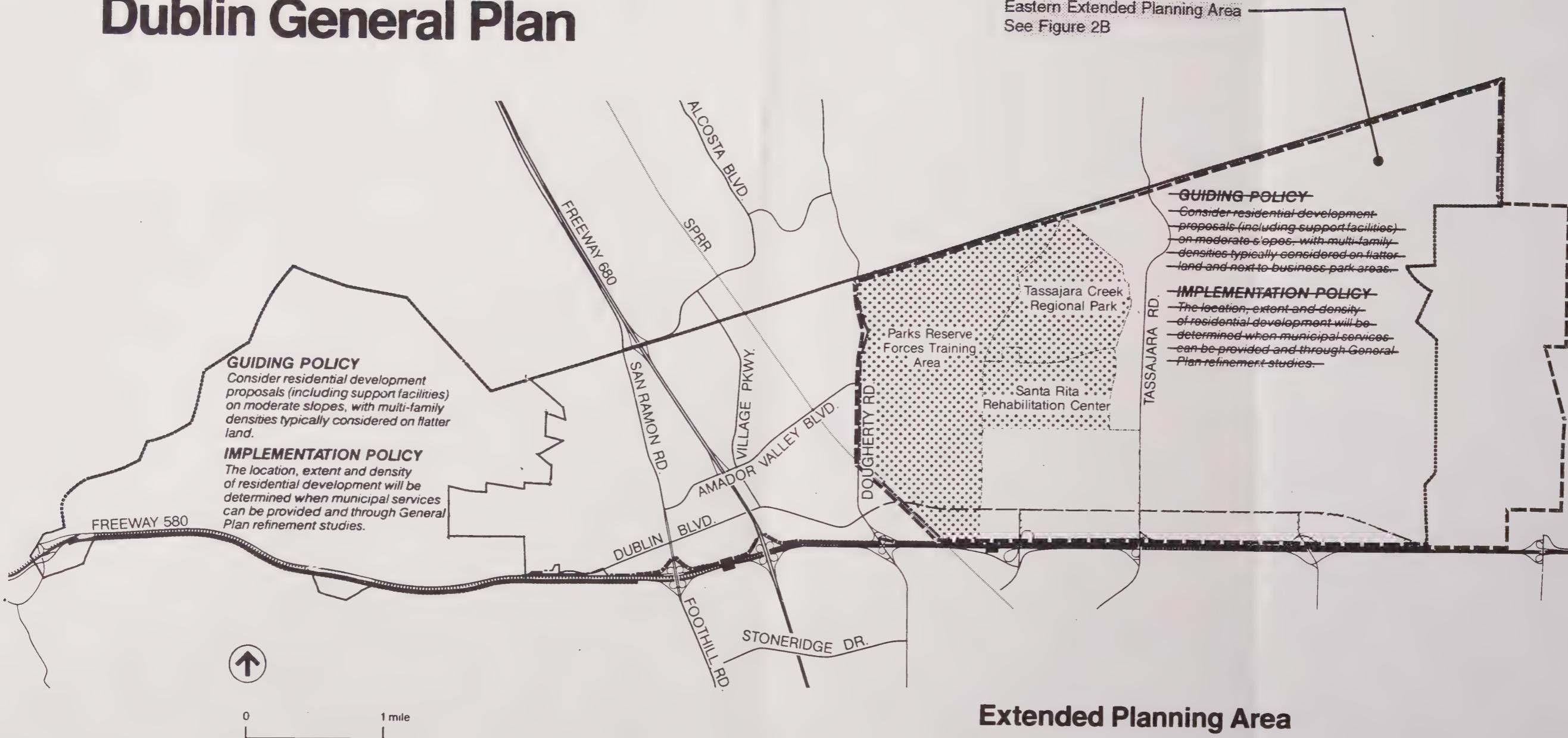
Implementing Policies- Primary Planning Area and Eastern Extended Planning Area (See also Conservation Element policies, pages 28-30.)

B. Require dedication of broad stream corridors as a condition of subdivision approval.

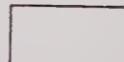
C. Protect riparian vegetation and prohibit removal of woodlands wherever possible. Replant vegetation according to the standards in the Eastern Dublin Specific Plan (also see General Plan Guiding Policy 3.1.A). Removal of an individual oak tree may be considered through the project review process.

D. Require drainage studies of entire small watersheds and assurance that appropriate mitigation measures will be completed as needed prior to approval of development in the extended planning area.

Dublin General Plan



Extended Planning Area

-  Residential/Open Space (see note)
-  Business Park/Industrial: Low Coverage
-  Business Park/Industrial
-  Public Lands

Blayney-Dyett, Urban and Regional Planners

Amended by Wallace Roberts & Todd, 1992

General Plan -Eastern Extended Planning Area

LAND USE MAP

Legend

COMMERCIAL

	Neighborhood Commercial	
	General Commercial	
	Campus Office	
	Industrial Park	
RESIDENTIAL		
H	High Density	25- du/ac
MH	Medium-High Density	14-25 du/ac
M	Medium Density	6-14 du/ac
L	Low Density	0-6 du/ac
RRA	Rural Residential/Agriculture	1 du/100 ac
PUBLIC/SEMI-PUBLIC/OPEN		
	Public/Semi-Public Facility	
	Elementary School	
	Junior High School	
	High School	
	Public/Semi-Public	
	Parks & Recreation	
	City Park	
	Community Park	
	Neighborhood Park	
	Neighborhood Square	
	Open Space	
	Stream Corridor	
CIRCULATION		
— — — —	Arterial Street	
— — — —	Collector Street	
······	Transit Spine	
— — — —	SOI Boundary	
— — — —	General Plan Amendment Study Area	
— — — —	Specific Plan Study Area	

May 10, 1993

EASTERN DUBLIN

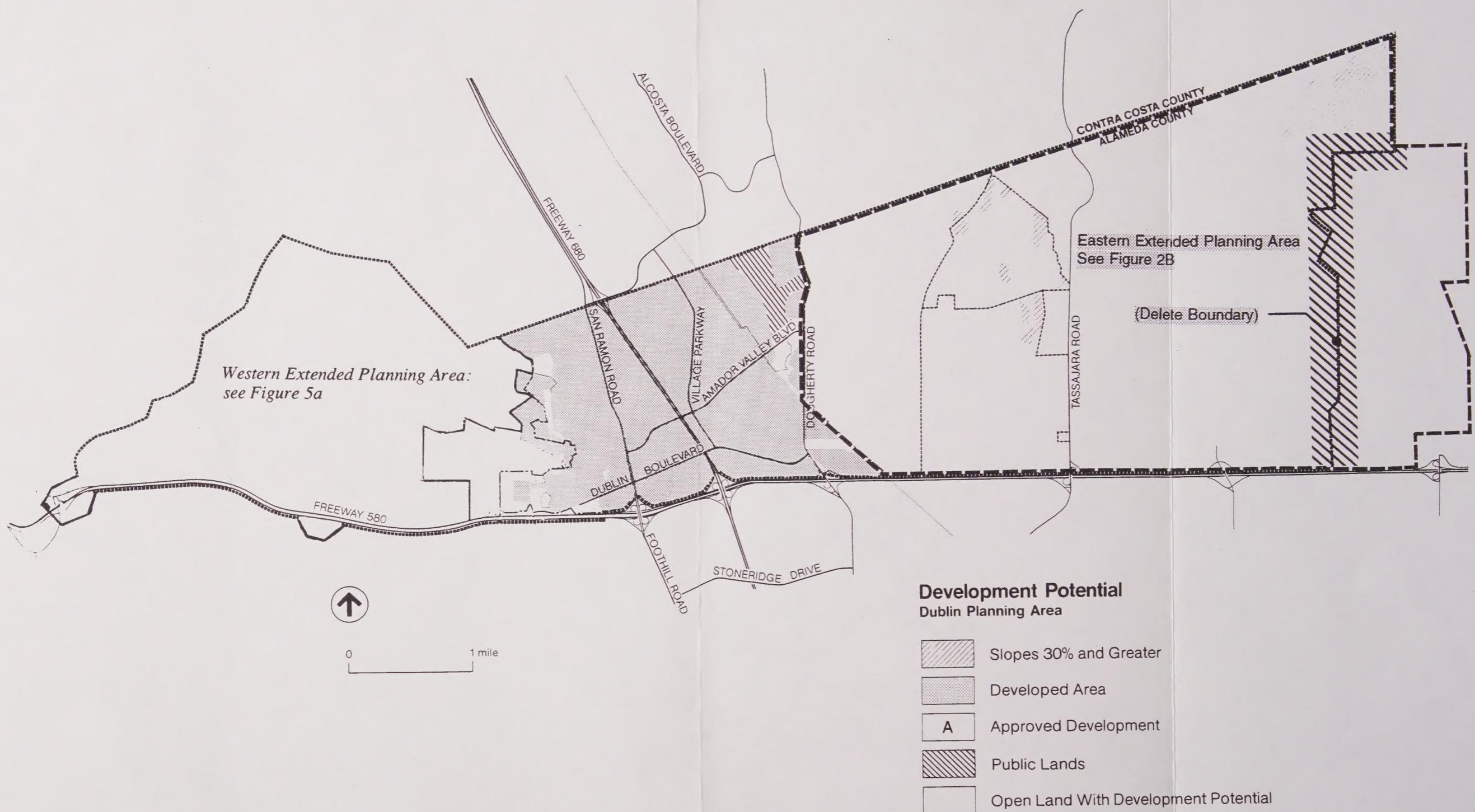
Wallace Roberts & Todd

Figure 2B



* General Commercial may be permitted by a Planned Development Zoning Process (see text for complete discussion)

** Will convert to Future Study Area/Agriculture where determined inconsistent with APA (see text for complete discussion)



Note: Minor Adjustments have been made in the boundary of the original Eastern Extended Planning Area. The boundary indicated on this figure is schematic only. Refer to Figure 2B for a more detailed boundary layout. All information on this map is approximate and generalized.

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